



Order under Section 126 Residential Tenancies Act, 2006

File Number: LTB-L-068183-24

In the matter of: 85 Peter Street, Orillia, Ontario, L3V 5B3

Between: Lea Hellerman Landlord
704670 Ontario Inc

And

Refer to attached Schedule 2 Tenants

Lea Hellerman and 704670 Ontario Inc (the 'Landlord') applied for an order permitting the rent charged to be increased by more than the guideline for one or more of the rental units in the residential complex.

A Case Management Hearing took place by videoconference on January 14, 2026. The following parties attended the hearing: Landlord Representative - Daniel Schofield, Landlord Agent - Lea Hellerman, and 3 Tenants.

At the Case Management Hearing the parties agreed to the following:

1. The maximum rent increase above the guideline because of capital expenditures is 2.00%. This increase is for the following capital expenditures:
 - a. Update flat roof at residential complex;
 - b. Updated aluminium siding, vents and screens; and
 - c. Remove and replace asphalt parking lot.
2. Where the Landlord's application justified an increase of 5.89%, in year 1 the Landlord waives the above guideline increase and agrees the maximum increase above the guideline is 2.00% to be taken in year 2.
3. The first effective increase on the application is January 1, 2025.
4. The Landlord undertakes to serve a 90-day Notice before the first effective date of the rent increase.
5. The weighted useful life for the capital expenditures is specified on Schedule 3.

On consent of the parties, it is ordered that:

1. The Landlord may increase the rents charged by 2.00% for the units set out in Schedule 1.
2. The percentage increase set out in paragraph 1 is to be taken as follows:
 - a. The Landlord may increase the rents charged by 2.00% within the time period of January 1, 2026 to December 31, 2026.
3. The percentage increase set out in paragraph 1 may be taken in addition to the annual guideline in effect on the increase date for the unit.
4. The Landlord or the Tenants shall pay to the other any sum of money that is owed as a result of this order within 90 days of the date of this order.

February 12, 2026

Date Issued

Helen Giannini

Helen Giannini

Hearings Officer, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

Important Notes:

1. The Landlord may increase the rent charged by the ordered increase within the time period specified if at least 12 months have passed since the last rent increase or since the tenant moved in, and if the landlord has given the Tenant at least 90 days proper Notice of Rent Increase.
2. If the Landlord has given a Notice of Rent Increase for a rent increase that is less than the ordered increase, the Landlord may only take the rent increase set out in the Notice.
3. If the Tenant's rent is increased pursuant to the percentage increase ordered for capital expenditures and the same Tenant remains in the unit after the expiration of the weighted useful life for capital expenditures, then the rent will be reduced. Refer to Schedule 3 for information about the date and amount of the rent reduction.
4. The annual guideline for 2023 is 2.50%, for 2024 is 2.50%, for 2025 is 2.50% and for 2026 is 2.10%.

Schedule 1 - Units affected by this Order:

85 Peter Street, Orillia, Ontario, L3V 5B3

- 1
- 2
- 3
- 4
- 5
- 6

Schedule 2 - Tenants who are Affected by this Order:

Burton, Donald
Huston, Wayne
McAllister, Christine
McBride, Laurie
Merkley, Tina
Simonds, Don

Schedule 3 - Rent Reduction related to Capital Expenditures

A. Date of Rent Reduction

If the Tenant's rent is increased based on capital expenditures during the period 2025 then:

The date of the rent reduction will be the day before:

- the date of the Tenant's first rent increase under this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in this order).

Example:

If the Tenant's rent was increased on June 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on May 31, 2031.

If the Tenant's rent was *not* increased based on capital expenditures during the period 2025 but was increased during the later periods set out in the order then:

The date of the rent reduction will be the day before:

- the First Effective Date of Rent Increase in this order, plus
- the number of years for the weighted useful life for capital expenditures for the unit (set out in this order).

Example:

If the first effective date of increase in this order is April 1, 2021 and the weighted useful life for capital expenditures is 10 years, then the rent will be reduced on March 31, 2031.

B. Amount of Rent Reduction

If the Tenant's rent is increased by the total percentage increase set out in this order then:

The rent must be reduced by the total percentage increase set out in this order for capital expenditures.

If the Tenant's rent is *not* increased by the total percentage increase set out in this order then:

The rent must be reduced by an amount determined in accordance with the prescribed rules which may be equal to or less than the total percentage increase set out in this order for capital expenditures.